

The existing plan can be found at

<http://stateplanning.delaware.gov/municipal/ellendale.shtml>

**Preliminary Land Use Service (PLUS) Application
Municipal Comprehensive Plans
Pre-update review request**

Delaware State Planning Coordination

122 William Penn Street • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-6958

Please complete this "PLUS application in its entirety. **All questions must be answered. If a question is unknown at this time or not applicable, please explain.** Unanswered questions on this form could lead to delays in scheduling your review. This form will enable the state staff to review the project before the scheduled meeting and to have beneficial information available for the applicant and/or developer at the time of review. If you need assistance or clarification, please call the State Planning Office at (302) 739-3090. Possible resources for completing the required information are as follows:

www.state.de.us/planning
www.dnrec.state.de.us/dnrec2000/
www.dnrec.state.de.us/DNRECEis/
datamil.delaware.gov
www.state.de.us/deptagri/

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Name of Municipality: Town of Ellendale, Delaware	
Address: PO Box 6 Ellendale, DE 19941	Contact Person: Deloris Price, Mayor
	Phone Number: (302) 422-6727
	Fax Number: (302) 422-0863
	E-mail Address: N/A

Date of Most Recently Certified Comprehensive Plan: October 2004

The municipality requests that the enclosed plan be reviewed to provide suggestions for revisions and improvements. The review is also to notify the municipality of any code changes since the certification of this plan that should be included in the scheduled update.

Information prepared by: Office of State Planning and Coordination	
Address: 122 William Penn Street Dover, DE 19901	Contact Person: Bryan Hall
	Phone Number: (302) 739-3090
	Fax Number: (302) 739-6958
	E-mail Address: <u>bryan.hall@state.de.us</u>

Maps Prepared by: Nutter Associates	
Address: 507 C South Boulevard Sailsbury, MD 21801-5753	Contact Person: David G Nutter
	Phone Number: (443) 260-2760
	Fax Number: (410) 603-9024
	E-mail Address: <u>Dnutter@aol.com</u>

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General Plan Approval Process

- Step 1: Draft prepared by local government.**

- Step 2: Planning Commission and/or Legislative Body approves draft plan to send to PLUS.**

- Step 3: PLUS meeting, application submitted by 1st business day of the month for that month's meeting.**

- Step 4: State comments submitted to local government within 20 business days of meeting.**

- Step 5: Local government replies to state comments in writing and submits revised plan (if necessary) to the Office of State Planning Coordination (O S P C) for review.**

- Step 6: OSPC requires 20 working days to reply to revised plan. State sends a letter accepting changes or noting discussion items or if no changes are necessary see step 7.**

- Step 7: Certification letter will be sent within 10 business days of final submission to OSPC.**

- Step 8: The local jurisdiction shall adopt the plan as final following certification. Plan is effective on the date of adoption.**

- Step 9: A copy of the final document and written notification of adoption is to be sent to OSPC.**

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Comprehensive Plan / Amendment Checklist¹

Please check yes or no as to whether the following information has or has not been included in the comprehensive plan and indicate page numbers where information may be found.

Public Participation	Yes	No	Page # / Sections
Public Participation Summary and Results	X		28

Population Data and Analysis	Yes	No	Page #
Past Population Trends	X		60
Population Projections	X		60
Demographics	X		60
Position on Population Growth	X		146

Housing	Yes	No	Page #
Housing Stock Inventory	X		81
Housing Pipeline	X		112
Housing Needs Analysis	X		112
Position on Housing Growth	X		112
Affordable Housing Plan	X		112

Annexation	Yes	No	Page #
Analysis of Surrounding Land Uses	X		114
Annexation Plan	X		164

Redevelopment Potential	Yes	No	Page #
Identification of Redevelopment Areas and Issues	X		162
Redevelopment Strategy	X		162
Community Development Strategy	X		162

¹ Please go to the following website for detailed checklist information:
<http://www.state.de.us/planning/services/circuit.shtml>.

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Community Character	Yes	No	Page #
History of the Town or City	X		34
Physical Conditions	X		48
Significant Natural Features	X		171
Community Character	X		60
Historic and Cultural Resources Plan	X		176
Community Design Plan	X		149
Environmental Protection Plan	X		178

Land Use Plan	Yes	No	Page #
Existing Land Use	X		114
Land Use Plan	X		152

Critical Community Development and Infrastructure Issues	Yes	No	Page #
Review of Community Conditions	X		48
Inventory of Community Infrastructure	X		130
Inventory and Analysis of Community Services	X		130
Water and Wastewater Plan	X		185
Transportation Plan	X		169
Community Development Plan	X		149
Community Facilities Plan	X		175

Intergovernmental Coordination	Yes	No	Page #
Description of Intergovernmental Relationships	X		186
Intergovernmental Coordination Strategy	X		186
Analysis and Comparison of Other Relevant Planning Documents	X		86

Economic Conditions	Yes	No	Page #
Economic Base / Major Employers	X		60
Labor Market	X		60
Income and Poverty	X		60
Economic Development Plan	X		163

Open Space and Recreation	Yes	No	Page #
Inventory of Open Space and Recreation Facilities	X		180
Open Space and Recreation Plan	X		180

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Implementation Strategies	Yes	No	Page #
Evaluation of Current Codes and Ordinances	X		121
Zoning Map Revisions	X		152
Zoning and Subdivision Code Revisions	X		149
Implementation Plan	X		188
Coordination with Other Government Agencies	X		186

Other State Programs, Policies, and Issues	Yes	No	Page #
Total Maximum Daily Loads	X		171
Corridor Capacity Preservation Program	X		169
Agricultural Preservation Program	X		178
Sourcewater Protection	X		171

Additional Comments:

Summary of Activities over the past nearly five years:

- **The Town has reviewed and amended current zoning codes and maps to further implement the current plan.**
- **The Town has developed a new subdivision code and annexation procedure to address future growth.**
- **The Town has supported the Department of Transportation's efforts in the review and long range planning efforts for the US 113 Corridor.**
- **The Town is currently working to secure a partnership with Sussex County to expand the administration of the County's affordable housing ordinance to areas within the Town's current boundaries.**
- **The Town has completed a study of lands west of US 113 as part of the current comp plan to determine the long term and short term impacts of future growth within these areas on the existing community.**

Summary:

The request for pre-review is a proactive measure to assist the Town to further define the plan update process and provide focus on the necessary areas of improvement of the existing comprehensive plan to lessen the fiscal impacts to the community.